

Los Angeles County
Department of Regional Planning

Willowbrook Transit Oriented District Specific Plan

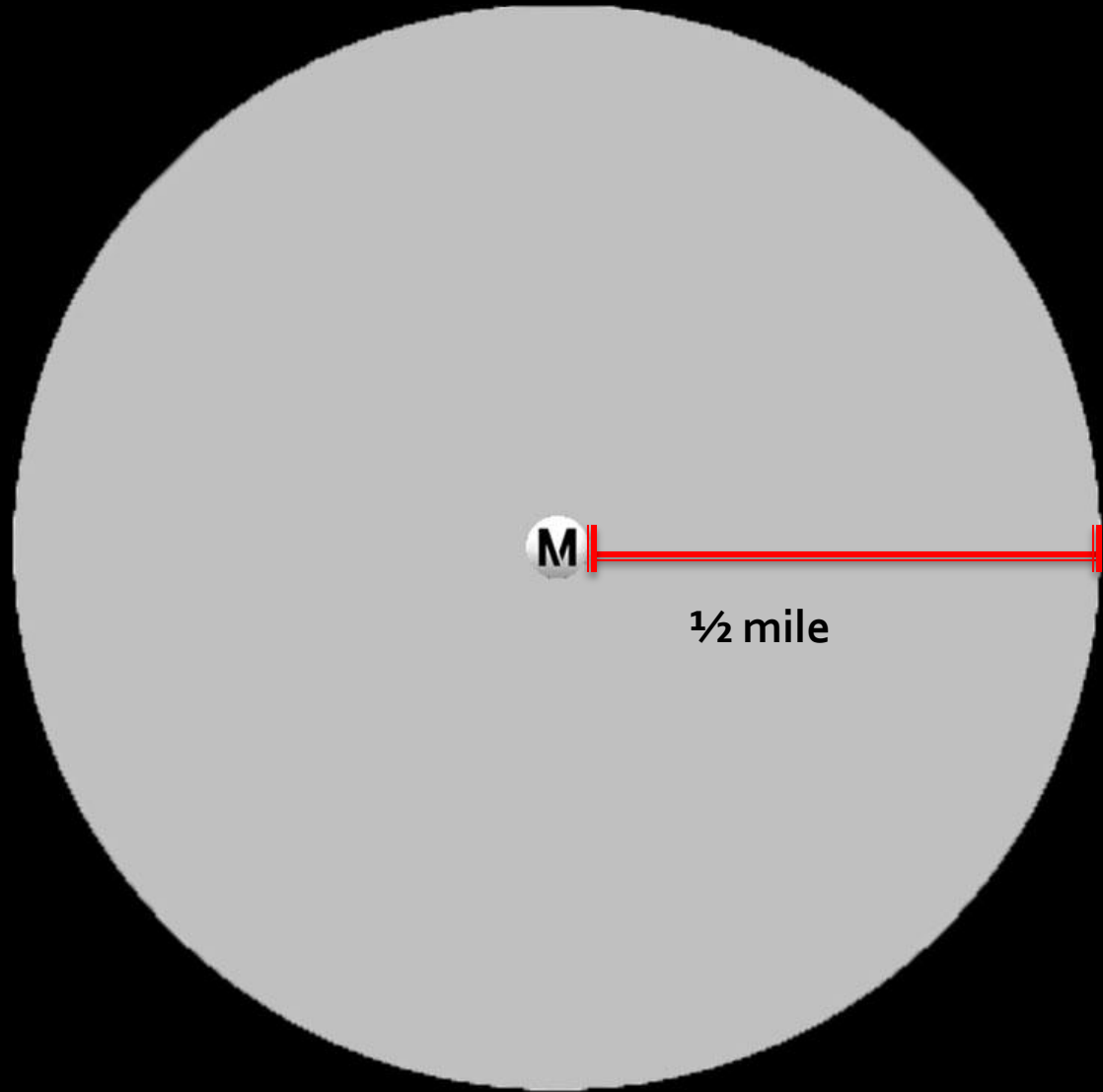
Concerned Citizens of Willowbrook
June 11, 2014

**What is a Transit Oriented District
(TOD)?**

- Priority areas for improvements to streets, sewers, etc.

- Pleasant, safe, and comfortable to walk or bike

- Work, live, or shop without having to use a car



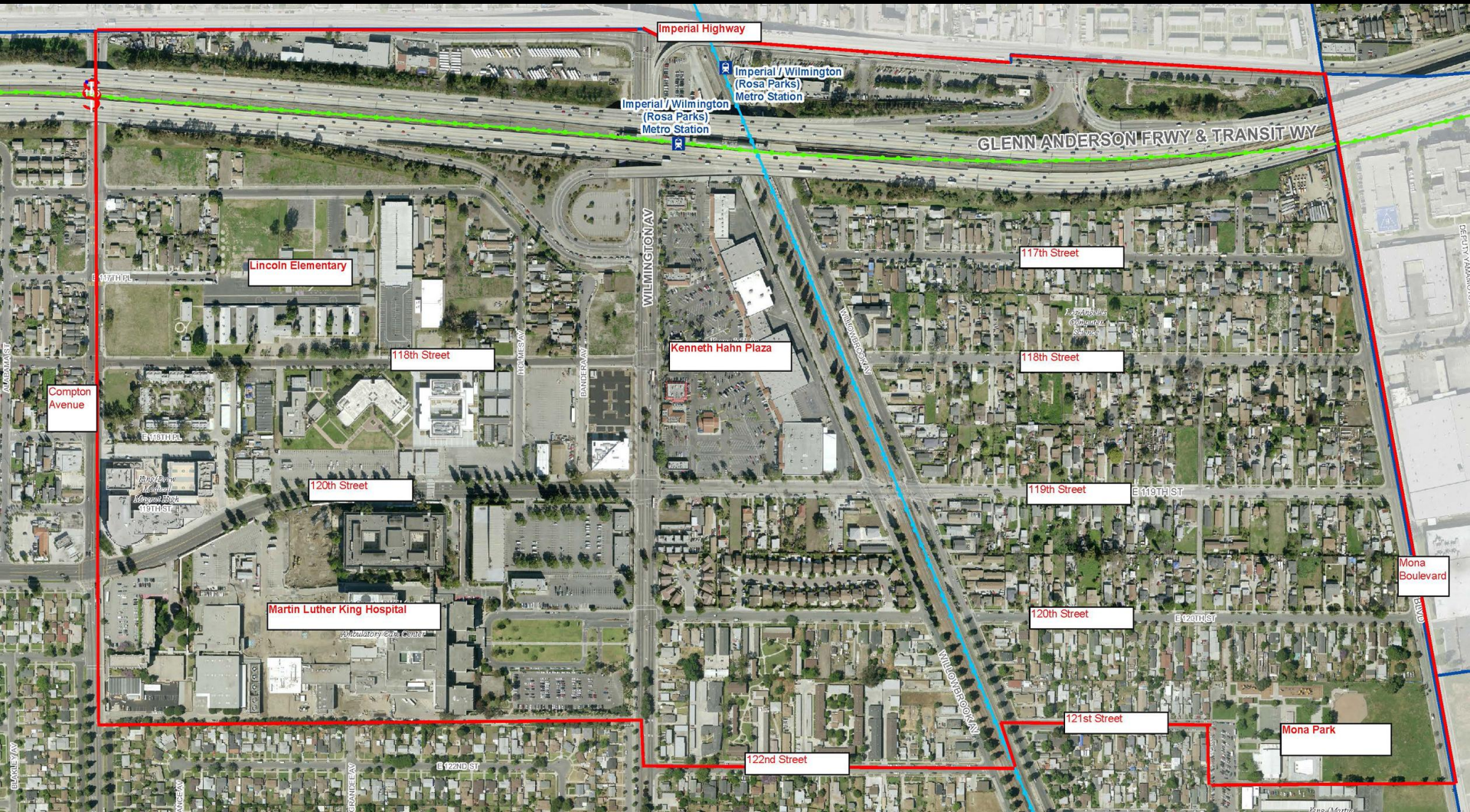
TOD Benefits

- Transportation, work and/or housing choices
- Public safety
- Reduces air pollution
- Promotes fitness
- Opportunity for local economic development

What's in a TOD plan?

- What types of housing, businesses and public facilities are needed and where
- How tall and how far from the sidewalk new buildings should be built
- Design guidelines for new buildings
- Sidewalk and landscaping improvements
- Long-term vision, priorities and rules for future development

Willowbrook Transit-Oriented District Specific Plan area



Timeline

- ❑ January 8, 2014 – introduction
- ❑ March 26, 2014 – land use mapping
- ❑ TODAY- street and building design
- ❑ Fall 2014 – presentation of draft land use map based on stakeholder input
- ❑ Spring 2015 – draft plan based on stakeholder input
- ❑ Fall 2015/early 2016 – Board of Supervisors hearings and vote

Today's stations

- ❑ Imperial Highway
- ❑ Mona Boulevard
- ❑ Compton Avenue
- ❑ Multifamily design

IMPERIAL HIGHWAY



What would you like to see on Imperial?



Mona Boulevard



...wider sidewalks?



...more crosswalks?



...medians?



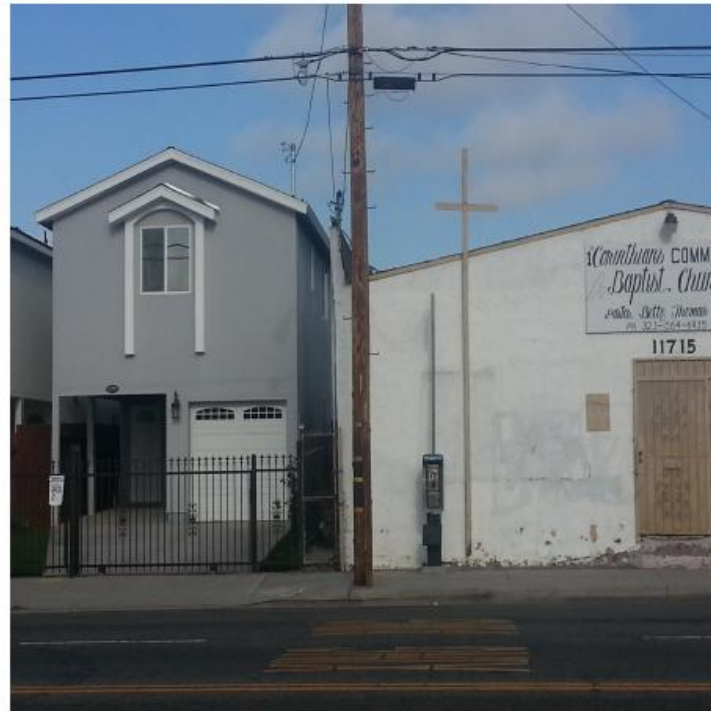
...bus shelters?

COMPTON AVENUE

Streets and sidewalks



New homes



Fences, driveways, garages and carports



MULTIFAMILY BUILDING DESIGN

SEASONS, East Rancho Dominguez/City of Compton



Number of units: 84
(about 21 units per acre)

Highest building: 39 feet

Number of stories: 2-4

Parking spaces: 76

Features: Fitness trail, park,
computer lab, on-site management
and support staff, solar energy

Casa Dominguez, East Rancho Dominguez



Number of units: 70
(about 20 units per acre)

Highest building: 38 feet

Number of stories: 2-3

Parking spaces: 120

Features: Health clinics, child
care center, college prep, ESL,
on-site management and
support staff



HOW TALL IS...?

40 feet



35 feet
(3 stories)



35 feet
(2 stories)



15 feet
(1 story)



MONA BOULEVARD

Questions to consider:

How do you use Mona Boulevard? What do you like about it?

Is there anything you would like to see on Mona Boulevard in the future?

|

Shown on the poster is a portion of Mona Boulevard. Based on what you see, please put a check ☒ next to any of the features you would like to see on Mona Boulevard in the future:

	<input checked="" type="checkbox"/> if yes
Bicycle lane	_____
Wider sidewalks	_____
More trees	_____
More crosswalks	_____
Bus shelters	_____
Landscaping	_____

Please use the following lines to provide additional comments about Mona Boulevard.

Questions?

Thank you!

Contact:

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<http://planning.lacounty.gov/willowbrook>